

DESIGN AND ACCESS + HERITAGE STATEMENT

The Bell Cottage The Street Haultwick SG11 1JQ

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CONTENTS

1.0 INTRODUCTION

2.0 EXISTING BUILDING AND SITE

3.0 SUMMARY OF PROPOSALS

4.0 PLANNING HISTORY

5.0 PHOTOGRAPHS AS EXISTING

6.0 VISUAL IMPACT, SCALE AND MASSING

1.0 INTRODUCTION

This Heritage, Design and Access Report is written in support of a householder planning application for the extension of an residential dwelling house at The Bell Cottage The Street Haultwick SG11 1JQ. These works are proposed to improve the use and amenity of the home. A full list of the proposals is contained within this report, and they are illustrated on the accompanying submission drawings.



Figure 1. Location of The Bell Cottage in Haultwick



Figure 2. Location of The Bell Cottage on The Street in Haultwick

2.0 EXISTING BUILDING AND THE SITE

2.1 The Site

The Bell Cottage is a two storey detached house with an attached garage on a residential street in Haultwick; a village close to Ware in Hertfordshire. A former public house, The Bell Cottage was built in circa 17thC.

2.2 Heritage Context

The property is grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The listing entry states: 'House, sometime The Bell public house. C17 or earlier. Timber frame roughcast on a stucco sill. Steep pitched old red tile roof. Slate roofed roughcast lean-to on E end. A 3-unit, central-chimney, lobby-entry plan house of one and a half storeys. Roughcast central chimney a third from W end, and rear lateral C19 red brick chimney to E part. Facing S beside the road with 3 gabled dormers at the eaves. Small-paned 2-light flush casement windows (3-light to E room) and plank door with simple moulded surround and small hood, in line with the central chimney. Side-purlin roof carried down as catslide over rear outshut, part weatherboarded, and linked to weatherboarded 2-bay barn at NW with steep roof of corrugated iron.

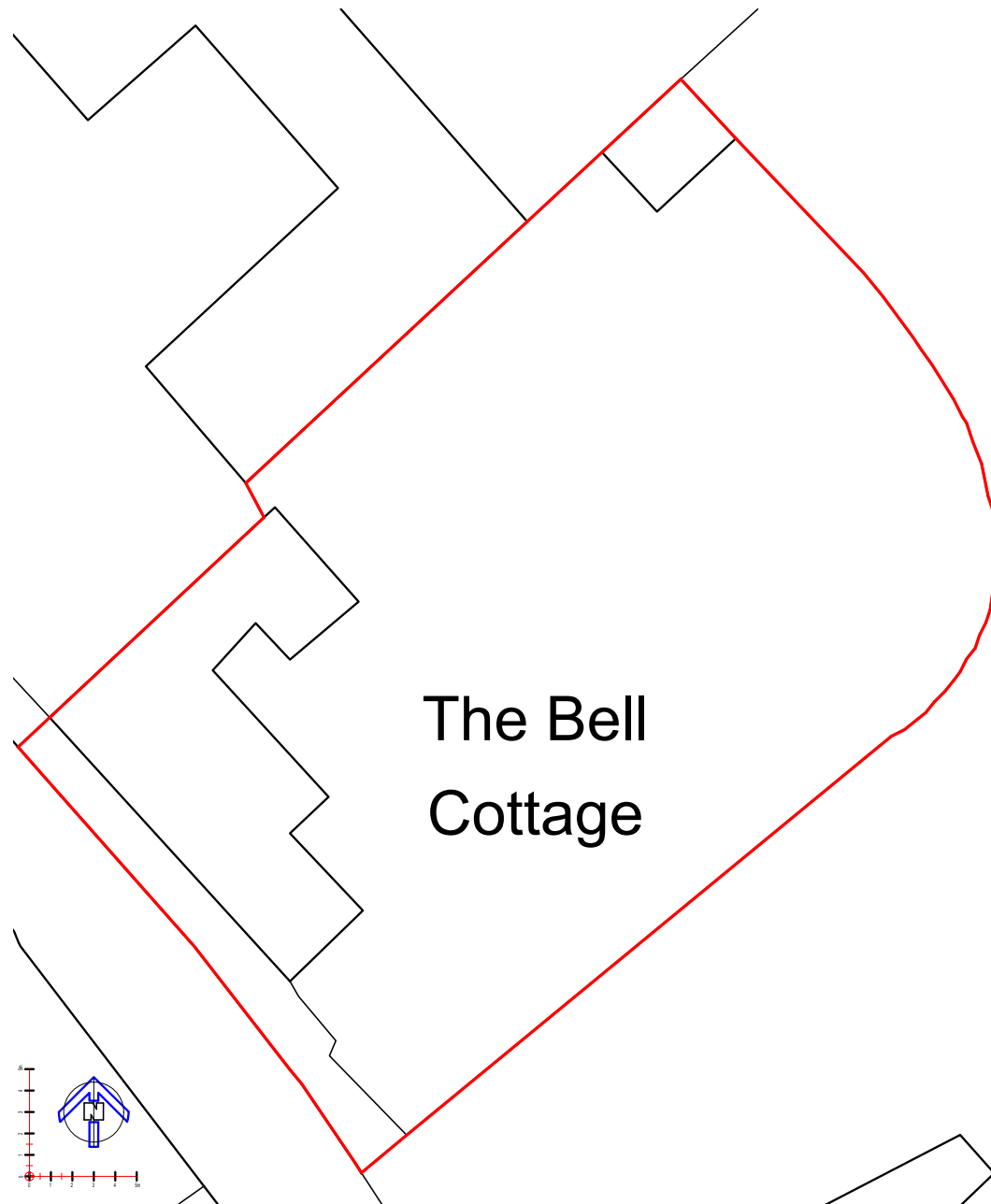


Figure 3. The Bell Cottage Site Boundary

2.3 Planning Constraints

- There are two listed buildings within close proximity to the site.
- There are no Conservation Areas in close proximity to the site.
- There are no Areas of Special Scientific Interest in close proximity to the site.
- There are no Special Areas of Conservation in close proximity to the site.
- There are no wildlife sites in close proximity to the site.
- There are no Scheduled Monuments in close proximity to the site.
- There are no Ramsar sites in close proximity to the site.

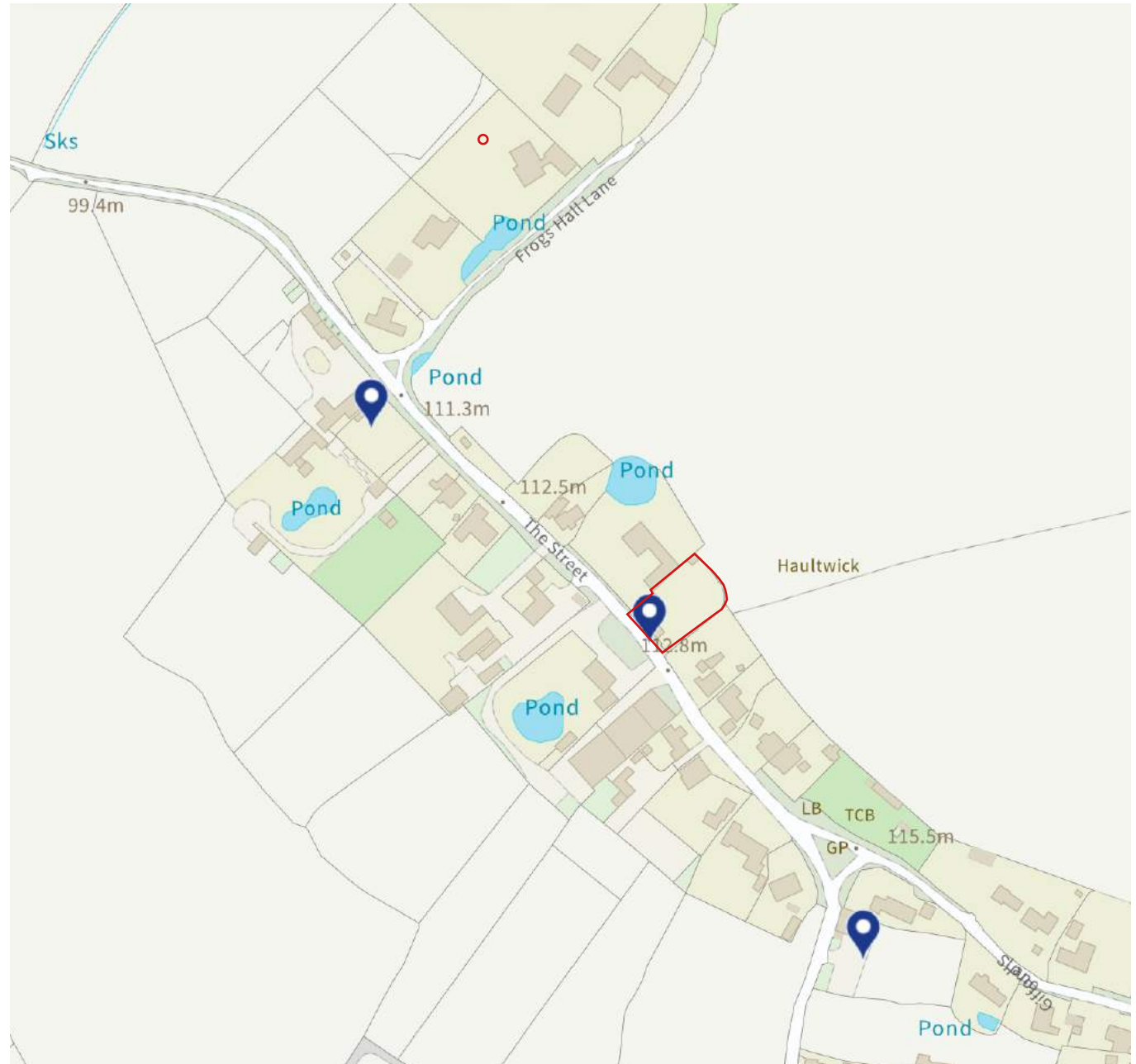


Figure 8. Listed buildings in relation to The Bell Cottage, taken from Historic England Website

3.0 SUMMARY OF THE PROPOSALS

3.1 Summary of Proposals

- Internal works to kitchen/diner include removal of the wall between the kitchen and bathroom to create a single space and new WC. External works include modification of the existing door opening in the rear elevation.
- Internal works to rear reception room include new glazed screens to create a bathroom, lobby with storage and home office. External works include two new rooflights.

3.2 Design and Justification for the works

The alterations to the house are intended to enhance the existing building, improve its functionality to allow it to achieve its optimal use as a family home without any detrimental impact on the conservation setting. With a particular focus on enhancing the poor quality and unattractive existing rear extension.

- The works to the rear extension sit behind the existing house, are not visible from the public realm and do not extend the footprint of the existing property.
- The proposals clad the newer existing extension in a contemporary material, setting it apart from the original host dwelling. General tidying up of the rear of the property ensures the ongoing maintenance and repair of the listed dwelling.
- Internal works enhance the accessibility of the heritage facility, retaining views of the trusses through glazed partitions.

3.3 CIL Liability

CIL liability forms accompany this application.



Figure 5. Proposed Plans

4.0 PLANNING HISTORY

4.1 Planning History

A PROVISION OF COURTYARD GATES

The Bell Cottage, Haultwick

Ref. No: 3/99/1543/FP | Received: Mon 11 Oct 1999 |

Validated: Mon 11 Oct 1999 | Status: Decided

ALTERATIONS TO WINDOWS AND DOOR

The Bell Cottage Haultwick

Ref. No: 3/85/0420/LB | Received: Fri 12 Apr 1985 |

Validated: Fri 12 Apr 1985 | Status: Decided

4.2 Pre-application advice

Pre-application Advice for the proposals was not sought.

5.0 PHOTOGRAPHS AS EXISTING



Figure 6. Site Photos

6.0 VISUAL IMPACT, SCALE AND MASSING

6.1 Amount

Demolition is limited to the removal of the existing wall between the kitchen and bathroom and widening of the existing rear door to the kitchen.

6.2 Layout

Internal replanning to create a new bathroom, WC and kitchen diner as shown on the proposed plans.

6.3 Scale

The scale of the building does not alter.

6.4 Landscaping

The landscaping of the plot does not alter.

6.5 Appearance

Existing parapet wall modified to create single / level coping. Slimline PPC aluminium glazed door in modified opening. Existing render removed and extension clad with zinc. New "Conservation" rooflight by Conservation Rooflight Company.

6.6 Historical Setting

The setting within the area of Haultwick does not alter.

6.7 Use

The use of the building as residential does not alter.

6.8 Access

Access to the building does not alter.

6.9 Historic Impact Assessment

The historic impact within the area of Haultwick does not alter.



Figure 7. Proposed Elevations